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KNOW ALL MEN BY THESE PRESENTS:

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COUNTY OF DENTON

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Homeowners' Association of Magnolia Court in Flower Mound, Inc.**

1. The name of the subdivision is Magnolia Court
2. The name of the association is Homeowners' Association of Magnolia Court in Flower Mound, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Magnolia Court

Recording Data

Recorded on June 11, 2020 under
Instrument No. 2020-188, Real
Property Records, Denton County,
Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Magnolia Court recorded on July 13, 2020 under Instrument No. 2020-9997 of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:

Homeowners' Association of Magnolia Court in Flower Mound, Inc.
c/o Neighborhood Management
1024 S. Greenville, Ste. 230
Allen, TX 75002

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Beverly Coughlan
Neighborhood Management, Inc.

1024 S. Greenville Avenue, Suite 230
Allen, Texas 75002
Telephone: 972-359-1548
Email: managementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://neighborhoodmanagement.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	\$75.00
Transfer Fee	\$250.00
Optional Inspection Fee	\$150.00
Working Capital Fee	\$600.00

9. Other information the association considers appropriate:

For all resale and refinance information, please go to
<https://www.homewisedocs.com/>

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 24th day of September, 2021.

Homeowners' Association of Magnolia Court in Flower Mound, Inc.
a Texas non-profit corporation

By:


Beverly Coglan, Neighborhood Management, Inc.

Title: Managing Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF Collin §

This instrument was acknowledged before me on the 24th day of September, 2021, by Beverly Coghlan, Managing Agent of Homeowners' Association of Magnolia Court in Flower Mound, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Deann Weeks
Notary Public in and for the State of Texas

My Commission Expires: 8-5-2024

